

TO: Everett Historical Commission
FROM: Alex Byrd
DATE: June 20, 2023
SUBJECT: Design Review of detached ADU at 2310 Virginia

OVERVIEW

An action item on the Historical Commission agenda for June 27th is to consider a design review regarding a proposed detached Accessory Dwelling Unit (ADU) and associated site improvements at **2310 Virginia Ave.** The property is zoned R-2 (single-family detached medium density) and in the Riverside Historic Overlay Zone. The approximately 6,000 square foot lot is developed with a single-family residence and a detached accessory building. The existing, approximately 3,400 square foot, single-family residence is a contributing structure to the historic overlay. The applicant proposes to demolish the existing accessory building and construct detached, 880 square foot, ADU. A 200 square foot second-story deck is proposed attached to the ADU. The proposed structure will be located at the rear of the property.

AUTHORITY, PROCESS, AND CRITERIA

Everett Municipal Code (EMC) [19.28.080.A](#) grants authority to the Historical Commission to conduct a design review, using relevant regulations and the Neighborhood Conservation Guidelines and Historic Overlay Zone Standards, of detached accessory dwelling units. Per EMC 19.28.080, all decisions of the Historical Commission relative to building permits shall constitute recommendations to the Planning Director.

EMC [19.28.070](#) states that all properties located within the historic overlay zone shall be permitted to have the same uses as permitted in the underlying zoning district. In addition, EMC 19.28.070 grants authority to the Historical Commission to review deviations from development standards contained in the Neighborhood Conservation Guidelines and Historic Overlay Zone Standards. Deviations from certain development standards are allowed for the requested features based on the planning director's determination that the alternative design with the requested deviations provides equivalent or superior results than compliance with the standard design guidelines.

ANALYSIS

The proposed project was reviewed for compliance with the Neighborhood Conservation Guidelines and Historic Overlay Standards. Applicable sections of the guidelines and standards and staff's evaluation are outlined below:

Streetscape: The proposed ADU is located at the rear of the lot and access to on-site parking will be via the alley; therefore, the visual openness of the front yard will be maintained.



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Entries: The Guidelines require a front entrance facing the street that is clearly visible from the sidewalk and provides pedestrian connections to the street. Buildings located on the back of a lot shall orient toward the street and, when possible, present a front entrance visible from the sidewalk. The Guidelines also state that entryways must be weather protected and consist of materials and proportions consistent with the neighborhood and the dominant treatment of the building. The front entrance will be located on the east elevation facing Virginia Ave. A 4-foot by 4-foot covered wood porch is proposed that will provide weather protection. Visibility from the sidewalk will be limited due to the placement of the existing residence.

Setbacks: The Neighborhood Conservation Guidelines and Historic Overlay Standards state to respect the existing setbacks from the street and to maintain the same perceived spacing between houses. [EMC 19.06.020](#) requires a 20-foot front setback, 0-foot rear setback, and 5-foot interior side setback for ADU's in the R-2 zone. The structure would be setback approximately 90' from the front property line, 10-feet from the rear property line, 10-feet from the north side property line, and 8' from the south side property line. The ADU will exceed the required setbacks.

Roof Lines: The Guidelines require all new buildings to feature prominent pitched roofs which slope a minimum 6:12 vertical to horizontal ratio and maximum 12:12 ratio. The proposed ADU will have a 6:12 roof pitch.

Windows and Doors: The Guidelines state that windows with frames made of vinyl, fiberglass or similar materials may be used on new construction, but they should be recessed, and wood window trim constructed around the frame to provide window depth consistent with the character of the historic neighborhood. Front doors should be consistent with the architectural style of the house and neighboring homes. Window proportions should match the architectural style of the house and openings should indicate floor levels and should not occur between floors except where historically accurate. The ADU will consist of vertically proportioned windows consistent with the character of the historic neighborhood. Two fiberglass doors are proposed: the entry door on the east elevation and the door leading to the second-story deck on the north elevation. The plans indicate that all windows and doors will be wrapped in 1 by 4 white wood.

Exterior Materials: The guidelines require traditional materials consistent with the scale and character of the street. The proposed exterior building materials include cedar bevel siding to match the main residence, composite shingle roofing, 1 by 10 white wood, and cedar pickets and railing for the deck. These materials are generally consistent with the neighborhood character.

Alleyways, Vehicular Access, and Parking: The Guidelines state that on all sites served by alleys, access to off-street parking shall be via the alley and no driveways from the main street will be permitted. A driveway is proposed off of the alley and three off-street parking spaces will be provided via the alley. The driveway and parking spaces shall meet the Public Works design and construction standards and will be reviewed with the Public Works permit. A driveway is not proposed off of Virginia Ave.

Infill in Rear Yards: The Guidelines state that the design of the new building should be in character with the existing building and the neighborhood and secondary in size and scale. The existing house should be retained with minimal addition and the infill building should not have significant adverse effects upon neighboring properties. There should be enough separation between the existing building and infill

building to provide useable open space. To retain openness to the alley, infill in the rear yards should be limited in width so as not to create a wall on the edges of the alley. Infill buildings should be visible from the sidewalk to enable identification and pedestrian access should be provided and identifiable from the sidewalk.

The proposed ADU will be approximately 23-feet tall. Per [EMC 19.22.020](#), Table 22-2, the maximum height allowed is 24-feet. Since the proposed height is within 1-foot of the height limit, a height survey will be required. As noted above, the exterior materials of the ADU will visually match the existing house. No changes are proposed to the existing house and adverse effects upon neighboring properties are not anticipated. A 20-foot separation is proposed between the existing house and ADU, providing plenty of usable open space for the residents. The lot is 50-feet wide and the ADU will be 22-feet wide (plus the 10-foot deck); therefore, the openness of the alley will be retained. The ADU's visibility from the street will be limited due to the placement of the existing house, vegetation, and fencing on the south side. However, pedestrian access will be identifiable from the sidewalk and provided via a walkway on the north side of the existing house.

STAFF RECCOMENDATION

Staff recommends the Historical Commission review the proposed design of the detached Accessory Dwelling Unit, using the Neighborhood Conservation Guidelines and Historic Overlay Zone Standards, and provide a recommendation of **APPROVAL** to the Planning Director.

Exhibits:

1. Project plans received May 21, 2023
2. Land Use Application